

Raised Access Floor

Condition 7a

Drawing Reference included via We Transfer

6911-IDSR-XX-ZZ-DR-I-33207_Access Floors - Level Basement Plan

Revision: P03

6911-IDSR-XX-B1-DR-I-33198_Access Floors - Level Lower Ground Plan

Revision: P03

6911-IDSR-XX-00-DR-I-33200_Access Floors - Level 00 Plan

Revision: P03

6911-IDSR-XX-01-DR-I-33201_Access Floors - Level 01 Plan

Revision: P03

6911-IDSR-XX-02-DR-I-33202_Access Floors - Level 02 Plan

Revision: P03

6911-IDSR-XX-03-DR-I-33203_Access Floors - Level 03 Plan

Revision: P03

6911-IDSR-XX-04-DR-I-33204_Access Floors - Level 04 Plan

Revision: P03

6911-IDSR-XX-05-DR-I-33205_Access Floors - Level 05 Plan

Revision: P03

6911-IDSR-XX-06-DR-I-33206_Access Floors - Level 06 Plan

Revision: P03

6911-IDS-XX-LG-DR-I-33199_Access Floors - Level 07 to 10 Plan

Revision: P04

6911-SRA-ZZ-XX-DR-A-33600_Typical Section Through Raised Access Floor

Revision: P01

6911-SRA-ZZ-XX-DR-A-33601_Typical Raised Access Floor Detail at Junction with Façade

Revision: P02

6911-SRA-ZZ-XX-DR-A-33602_Typical Raised Access Floor Detail at Junction with Ramp

Revision: P02

Anticipated start

September 2023

Completion August 2024

Works required to facilitate the modern office environment.

All trade contractors associated with the works will have proven competency of working on heritage projects, hold the relevant CSCS competency card, and will attend a Site Induction including Task Specific induction, regarding preservation of heritage items/Mosaic Tiles and RC Finishes. The interface with new replacement glazing.

The project quality plan will include procedures and robust systems to prevent damage to existing heritage finishes and items of historic interest.

The site team will maintain a sympathetic approach toward the work and the listed status of the building. This approach will be relayed to the subcontractors via induction. Toolbox Talks and site notice boards.

Additional Task Specific and heritage preservation Toolbox Talks will be completed at regular intervals if required for prolonged works.

A detailed inspection of the area affected by the works will be completed and a photographic record will be maintained before during and following the works.

Mosaic tiles and external finishes will be protected against impact and water damage using robust materials, ply wood, corex . Mechanical fixing will not be permitted Adhesive tape must be easily removed on completion of works leaving no adhesive residue.

Works cannot progress until protection has been inspected as fit for purpose by Dragonfly supervisor.

Material will be transported to the workface using external hoists mitigating the requirement to use stair cores of heritage interest.

The floors will be cleaned using vacuum methodology where required.

A propriety water based pva sealant will be applied to the RC Floors using a paint roller and brush , and allowed to dry, this will be completed sympathetically, and with care to avoid splashes to heritage surfaces and new windows

Permaflor Sealer XP2640 Red and XP2641 Yellow

Highly pigmented water based PVA dust sealer.

XP2640 and XP2641 are highly pigmented water based PVA floor sealers which may be applied by brush, spreader or roller. The sealer formulation contains no volatile solvents and also allows users to comply with the most recent environmental legislation.

In today's industry the strong demands of product quality and performance coupled with the equally strong demand for commercial competitiveness, as a consequence XP2640 and XP2641 were developed.

Ideally used as a dust suppressant sealers, they can be diluted with water at a ratio of 4 parts water to 1 part sealer and used as a visible sealer/binder for concrete surfaces. These sealers are recommended for use in conjunction with Permaflor's range of pedestal adhesives for access flooring applications.



Chemical Base	Polyvinyl Acetate
Viscosity	3500-4500cP @ 20°C
Specific Gravity	1.15 - 1.25
Solvents	Water
Non Volatile Content	38 - 42%
Flammability	Non - Flammable
Service Temperature	-20°C to 70°C
Colour	Yellow or Red
Chemical Resistance	Resistant to dilute acids, alkalis and oils
pH	7-8
Packaging	Available in 5Kg and 20 Kg
Storage Temperature	Prevent from freezing
Application Temperature	Between 5°C and 25°C
Storage Life	12 Months in unopened containers
Coverage	Approximately 8m ² per Litre (Undiluted) or 40m ² per litre (Diluted) dependant upon the porosity of the surface to be sealed.
Cleaning Solvent	Water
Dilution Solvent	Water when used as a diluted bonding / sealing agent.
Substrate Preparation	All surfaces should be sound, dry and fully cured. Free from oil, grease and any loose surface materials such as dust.
Bonding Range and Pressure	Not applicable

Application

The sealers should be applied by brush, roller or spreader evenly over the surface area, taking care to avoid "puddling". Cleaning materials should be carried out immediately following application, with copious amounts of water. When a diluted application has been applied and allowed to dry, a second dilute coat may be applied to increase depth of colour. All areas coated with sealer should be allowed to dry out thoroughly before being worked on to ensure all moisture has been removed from the surface being sealed.



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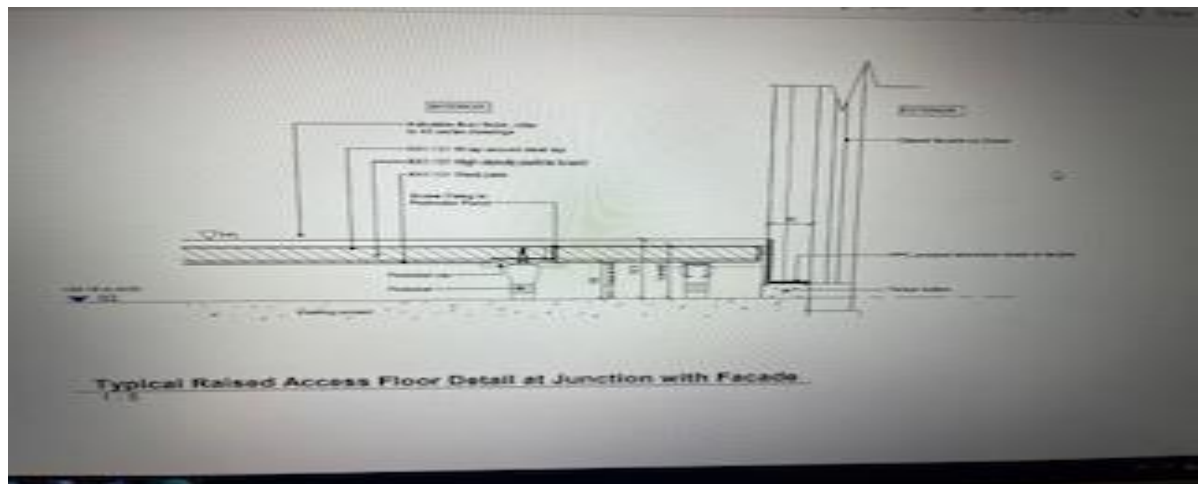
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A perimeter PPC channel will be provided in accordance with the Architects details, below, adjacent to the abutment with the perimeter windows. This will be fixed to the floor using the permitted minimum fixings and embedment, any minor discrepancy in levels will be managed with packing.

Drawing reference

6911-SRA-ZZ-XX-DR-A-33601 Typical Raised Access Floor Detail at Junction with Façade

Revision: P02



The Raised Access Floor pedestals will be adhered to the floor slab using a proprietary adhesive, applied locally to the pedestal prior to fixng . This method mitigates damage to existing features.

Data Sheet For Adhesive

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Ancillaries

Permaflor Adhesive XP 2788 Pedestal Adhesive

Two part reinforced polyurethane adhesive.

XP 2788 is a two part, solvent free, polyurethane adhesive specifically developed for bonding raised flooring pedestals to concrete subfloors. Once mixed the two part adhesive forms a reactive thermosetting polymer with excellent adhesion and good flexibility.

This product is specifically designed for a strong and flexible bond, the adhesive allows for simple on-site application.

Chemical Base	Polymetric
Viscosity	Part A: 40000-50000cPs at 20°C Part B: 100-300 cPs at 20°C
Specific Gravity	Part A: 1.60 - 1.90 Part B: 1.15 - 1.25
Solvents	None
Non Volatile Content	97% - 100%
Flammability	No flash point
Service Temperature	-40°C to +110°C
Colour	Part A: Grey Part B: Brown Mixed Grey
Chemical Resistance	Resistant to water, dilute acids, alkalis and aliphatic oils.
Mix Ratio	120: 10 by weight A:B
Pot Life	4-6 hours at 20°C
Packaging	6.5Kg twin pack
Storage Temperature	Between 4°C and 25°C. Lower temperatures can cause permanent damage to the product.
Application Temperature	Between 10°C and 25°C
Storage Life	6 Months in unopened containers
Coverage	A 6.5 kg pack will bond between 80 and 100 pedestals depending upon the quality of the subfloor. This has been determined coating one of the substrates and using 100mm x 100mm pedestal bases.
Cleaning Solvent	CAS 703 or CAS 704 on uncured material
Dilution Solvent	XP 2788 is supplied ready for use.
Substrate Preparation	All surfaces should be free of contamination by dust, grease, oils or release agents. Some metals (untreated aluminium or galvanised steel) may require priming to achieve a satisfactory permanent bond. Untreated concrete should be mature and free from excessive dust. When bonding to old primed or painted concrete, check the adhesion of such a coating to concrete, ensure it is sufficient for further bonding of pedestals.
Bonding Range and Pressure	XP2788 should be used within 3 - 5 hours of mixing at 20°C and will then cure within 24 hours.



Application

XP 2788 is supplied as a pre-weighed kit. The two components are contrasting colours to provide a visual indication of adequate mixing prior to application. The adhesive is conveniently packed with sufficient volume in the Part A container to mix the whole pack, the Part B is packed in the exact proportion to allow for simple yet accurate mixing. XP 2788 only needs to be applied to one surface and is normally applied by dipping the pedestals into the adhesive prior to positioning on the subfloor. Higher temperatures will dramatically reduce the working time of the adhesive, as lower temperatures will dramatically extend the total cure time of the adhesive.



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Floor panels will be fitted to the pedestals progressively. Cutting of the floor panels will be carefully controlled to ensure, heritage features and perimeter glazing is not damaged. Panels will be cut on site using a bandsaw. Image below



Under no circumstances will the raised access floor or its components be allowed to come into direct contact with the glazed façade or mosaic tiles.

DDA compliant ramps will be installed within the office space adjacent to lobby doors. This will allow lift lobby floors to remain at their original level.

Drawing reference

6911-SRA-ZZ-XX-DR-A-33602_Typical Raised Access Floor Detail at Junction with Ramp

Revision: P02

If required, the heritage consultant will be consulted as the works progress to mitigate any detrimental effect to the historic/ heritage components of the building fabric.

On completion of the floor the protection will be removed, and the area will be inspected by Dragonfly supervisor. Any damage to historic features will be sympathetically repaired using site reclaimed materials using an approved methodology. A photographic record will be maintained for future reference.